



Entered on Docket
October 26, 2010

Bruce A. Markell

Hon. Bruce A. Markell
United States Bankruptcy Judge

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13 Attorneys for Secured Creditor WELLS FARGO BANK, N.A. ALSO KNOWN AS
14 WACHOVIA MORTGAGE, A DIVISION OF WELLS FARGO BANK, N.A.,
15 AND FORMERLY KNOWN AS WACHOVIA MORTGAGE
16 FSB, FORMERLY KNOWN AS WORLD SAVINGS BANK, FSB

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18
19 UNITED STATES BANKRUPTCY COURT

20 DISTRICT OF NEVADA

21 In re
22 CAROL C CALLAHAN ,
23 Debtor(s).

Bankruptcy Case No. BK-S-10-26002-bam
Chapter 7

24 WELLS FARGO BANK, N.A. ALSO
25 KNOWN AS WACHOVIA
26 MORTGAGE, A DIVISION OF WELLS
27 FARGO BANK, N.A., AND FORMERLY
28 KNOWN AS WACHOVIA MORTGAGE
FSB, FORMERLY KNOWN AS WORLD
SAVINGS BANK, FSB'S ORDER
VACATING AUTOMATIC STAY
Date: October 19, 2010
Time: 1:30 p.m.

A hearing on Secured Creditor Wells Fargo Bank, N.A. also known as Wachovia Mortgage, a division of Wells Fargo Bank, N.A, and formerly known as Wachovia Mortgage FSB, formerly known as World Savings Bank, FSB's Motion for Relief From the Automatic Stay came on regularly for hearing in the United States Bankruptcy Court before the Honorable Bruce A. Markell, Ace Van Patten appearing on behalf of Secured Creditor.

The court having duly considered the papers and pleadings on file herein and being fully advised thereon and finding cause therefor:

IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the Automatic Stay of Title 11 U.S.C. Section 362 is hereby terminated as it applies to the enforcement by Secured Creditor, of all its rights in the subject property, generally described as 275 Blackstone River Ave, Las Vegas, Nevada 89148-2702, and legally described as follows:

PARCEL I:

Lot One Hundred Forty-three (143) in Block Six (6) of RHODES RANCH - PHASE III, as shown by map thereof on file in Book 84 of Plats, Page 68, and amended by that certain Certificate of Amendment recorded September 28, 1998 in Book 980928 as Document No 01110 of Official Records, in the Office of the County Recorder of Clark County, Nevada.

PARCEL II

A non-exclusive easement of use, access and enjoyment in and to the "Common Area" as further defined in that certain Declaration of Covenants, Conditions and Restrictions for Rhodes Ranch, a Planned Community, recorded August 13, 1997 in Book 970813 of Official Records as Document No 01479 of Official Records, in the Office of the County Recorder of Clark County, Nevada.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Movant may offer and provide Debtor with information re: a potential Forbearance Agreement, Loan Modification, Refinance Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement with Debtor. However, Movant may not enforce, or threaten to enforce, any personal liability against Debtor if Debtor's personal liability is discharged in this bankruptcy case.

APPROVED/DISAPPROVED

APPROVED/DISAPPROVED

CHRISTINE M STOKES
DEBTOR(S) ATTORNEY

WILLIAM A. LEONARD
TRUSTEE

ALTERNATIVE METHOD re: RULE 9021:

In accordance with LR 9021, counsel submitting this document certifies as follows (check one):

☐ The court has waived the requirement of approval under LR 9021.

☐ I certify that I have served a copy of this order with the motion, and no parties appeared or filed written objections.

☒ This is a chapter 7 or 13 case, and either with the motion, or at the hearing, I have delivered a copy of this proposed order to all counsel who appeared at the hearing, any unrepresented parties who appeared at the hearing, and each has approved or disapproved the order, or failed to respond, as indicated below [list each party and whether the party has approved, disapproved, or failed to respond to the document]:

☐ This is a chapter 9, 11, or 15 case, and I have delivered a copy of this proposed order to all counsel who appeared at the hearing, any unrepresented parties who appeared at the hearing, and each has approved or disapproved the order, or failed to respond, as indicated below [list each party and whether the party has approved, disapproved, or failed to respond to the document]:

☐ Approved.

☐ Disapproved.

☒ Failed to respond. - Debtor's Attorney/Trustee

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Submitted by:

/s/ Ace Van Patten
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